

# 山景城

## 临时拆迁救济

2020年3月27日生效

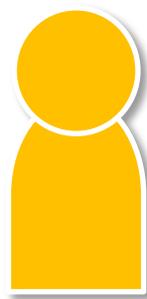


# 介绍...

## 山景城 住房司工作人员



Andrea  
Kennedy



Patricia  
Black

# 提醒...

市政府工作人员无法提供法律咨询，  
但可以提供有关暂停拆迁的信息。

# 网络研讨会是如何运作的...

1. 市政府工作人员将进行介绍
2. 观众可以使用问答功能提问
3. 市政府工作人员将在每一节结束时或网络研讨会结束时主持提问并提供答案

# 议程

1.

- 时间轴 – 是什么让我们来到这里

2.

- 暂停驱逐令概述

3.

- 租户需要做什么

4.

- 业主可以做什么

5.

- 额外的暂停期

6.

- 社区资源

# 时间轴 - 是什么让我们来到这里

- **2019年12月** - 中国出现COVID-19病例
- **2020年1月30日** - 世界卫生组织(世卫组织)宣布COVID-19为公共卫生紧急状况
- **2020年2月10日** - 圣克拉拉县(SCC)公布了当地的紧急情况
- **2020年3月11日** - 世卫组织宣布大流行病
- **2020年3月16日** - SCC宣布 "庇护所就位"
- **2020年3月17日** - 山景城市议会批准紧急声明
- **2020年3月20日** - 加州州长宣布在全州范围内 "就地避难"

# 山景山景区暂停驱逐令

2020年3月27日，市议会通过暂缓拆迁，以



1. 支持社区稳定，  
提供拆迁保护



2. 通过减少病毒的  
传播，保护公众健  
康和安全

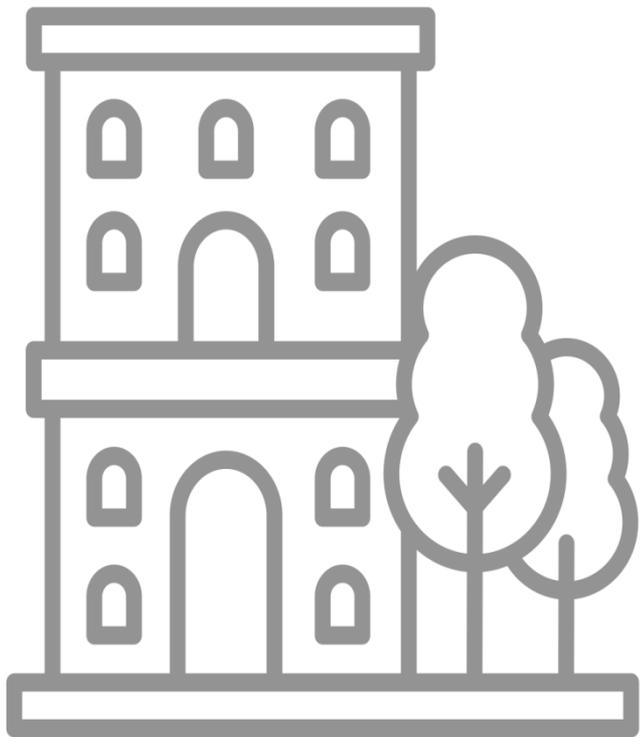


3. 减少无家可归  
者的潜在增加

# 山景山景区暂停驱逐令

**至少在2020年5月31日之前，**  
因COVID-19的财政影响，  
暂停所有因不支付租金而进行的  
住宅搬迁。

# 覆盖的对象？



山景区所有的住宅出租房都有保障。

- 单一家庭住宅
- 公寓和联排别墅
- 双层楼
- 公寓
- 移动房屋和移动房屋空间
- 其他类型的住宅单位

# 哪些租户符合条件？

因COVID-19而收入**大幅下降**的租户

失业或裁员

商业、商店或餐厅关闭

减少工作时间

营业时间或需求大幅减少

需要照顾在家的孩子或生病的家庭成员

阻止租户工作的联邦、州或地方行动

大流行病导致的大额自付医疗费用

# 租户需要做什么？

合格的租户必须:

1. 以书面形式**通知房东**, 说明影响
2. **向房东提供影响文件**
3. **停工期结束后120天后**补缴**逾期租金**

# 步骤一：通知房东

## 1. 租金到期后7天内以书面形式(短信、电子邮件、信函)通知房东。

可填写的表格可以在以下网站找到：  
[mountainview.gov/evictionrelief](https://mountainview.gov/evictionrelief)



CITY OF MOUNTAIN VIEW

**NOTIFICATION TO LANDLORD OF EVICTION PROTECTION DUE TO COVID-19 PANDEMIC**

In response to the COVID-19 Pandemic, the Mountain View City Council enacted a temporary eviction moratorium suspending residential evictions for non-payment of rent due to related financial impacts. The ordinance is effective March 27, 2020 through May 31, 2020 and is subject to extension as approved by the City Council. The eviction moratorium is applicable for **all residential rental units** in Mountain View including single-family homes, condos/townhomes, duplexes, apartments, mobile homes and mobile home spaces and other types of residential rental units (such as rooms) with leases and/or subleases.

*Tenants experiencing significant financial loss due to the pandemic must notify their landlord in writing (via text, email and/or letter) within 7 days after rent is due and provide documentation of financial loss to their landlord within 14 days after rent is due. This form may serve as a means of notification. Qualifying tenants must pay the past due rent 120 days after the end of the moratorium. Mediation between landlords and tenants through the free and confidential Mountain View Mediation Program is strongly encouraged.*

For more information regarding the temporary eviction moratorium, visit [mountainview.gov/evictionrelief](https://mountainview.gov/evictionrelief), call the Mountain View Rental Housing Helpline at (650) 282-2514 or email [csra@housing.org](mailto:csra@housing.org).

**Tenant Information**

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Mountain View CA \_\_\_\_\_

(Street Number and Name) (City) (State) (Zip Code) (Unit Number)

Email: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

**COVID-19 Impact:** I have experienced a significant decrease in income due to: (select one)

Job loss or layoff  Substantial decrease in business hours or demand

Reduction in hours worked  Need to care for homebound children or sick family members

Other \_\_\_\_\_

**Documentation:** I am providing the following documentation to show income loss: (select all that apply)

Letter(s) from employer  Pay check stubs before and after impact

Letter(s) or notification(s) from school(s)  Bank statements before and after impact

Other \_\_\_\_\_

Is documentation attached? (If no, documentation must be provided to landlord within 14 days after rent is due)  Yes  No

**Signature**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City of Mountain View Rent Stabilization Program  
PO Box 7540, Mountain View, CA 94039

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Page 1

# 第二步：提供文件



## 2. 在租金到期后14天内 向房东提供经济损失证明文件

- 雇主的来信
- 记录影响前后收入的工资支票存根或银行对账单
- 学校的信件或通知
- 其他文件，如COVID-19医疗费

# 第三步： 偿还过期租金

## 3. 暂停期满后120天内 偿还过期租金。

鼓励业主和租客之间就还款计划进行调解。

## 参考资料...

缓刑不减免租金。

如果可能的话，租户应该支付房租，**哪怕只是支付一部分**。这样才不至于让他们在紧急状态结束后，**还剩下一大笔钱要交**。

# 受影响租户的房东被:

- 1. 阻止**驱逐因COVID-19而无法支付房租的住宅租户
  - 房东不决定谁符合资格。他们必须接受租户提供的通知和文件
  - Covid-19影响通知可以在Covid-19驱逐程序法庭上做为积极抗辩使用
  - 违反该法令的房东将受到根据城市法令的强制执行, 行政处罚和罚款
- 2. 禁止**收取跟暂停驱逐令相关的逾期租金的滞纳金

# 业主可以做什么？

## 1. 让住户知道暂停营业的消息

主动告诉租户有关暂停的情况。

可在以下网站上找到一个包含通知、可供租户填写的表格和概况介绍的资料包：

[mountainview.gov/evictionrelief/landlordinfo](https://mountainview.gov/evictionrelief/landlordinfo)

**COVID-19 Pandemic Eviction Relief**

**CITY OF MOUNTAIN VIEW**

**NOTIFICATION TO TENANT OF TEMPORARY EVICTION MORATORIUM**

In response to the COVID-19 Pandemic, the Mountain View City Council enacted a temporary eviction moratorium suspending residential evictions for non-payment of rent due to related financial impacts. The ordinance is effective March 27, 2020 through May 31, 2020 and is subject to extension as approved by the City Council. The eviction moratorium is applicable for all residential rental units in Mountain View including single-family homes, condotownhomes, duplexes, apartments, mobile homes and mobile home spaces and other types of residential rental units.

If you have been financially impacted by the COVID-19 pandemic and are unable to pay all or a part of your rent, we would like to work with you.

Financial hardship due to the pandemic can include:

- Job loss or layoff
- Business, store or restaurant closure
- Reduction in hours worked
- Substantial decrease in business hours or demand
- The need to care for homebound children or sick family members
- Federal, State or local actions that prevent a tenant from working (like the Shelter-in-Place directive) or
- Substantial out-of-pocket medical expenses due to the pandemic

If you have experienced significant income loss due to one of the above reasons and are unable to pay all or part of your rent, please notify us in writing as soon as possible.

You must:

- Send notice in writing within 7 days after rent is due of your inability to pay rent, and
- Provide documentation 14 days after rent of your financial hardship
- Re-pay past due rent 120 days after the end of the moratorium

You may provide the notice and documentation using the below form.

Please be aware that if you do not contact us, we will not know that you may need assistance.

You can return the completed form(s) to: (landlord to complete)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ (Street Number and Name) \_\_\_\_\_ (City) \_\_\_\_\_ (State) \_\_\_\_\_ (ZIP/Postal)

Mediation between landlords and tenants is available to discuss rent repayment plans. The Mountain View Mediation Program is free and confidential. Visit [mountainview.gov/evictionrelief](https://mountainview.gov/evictionrelief) to learn more.

For more information regarding the temporary eviction moratorium or COVID-19 community resources, visit [mountainview.gov/evictionrelief](https://mountainview.gov/evictionrelief), call the Mountain View Rental Housing Helpline at (650) 252-2614 or email [rlh@mountainview.gov](mailto:rlh@mountainview.gov).

City of Mountain View  
PO Box 7540

City of Mountain View  
PO Box 7540, Mountain View, CA 94039

City of Mountain View Rent Stabilization Program  
PO Box 7540, Mountain View, CA 94039

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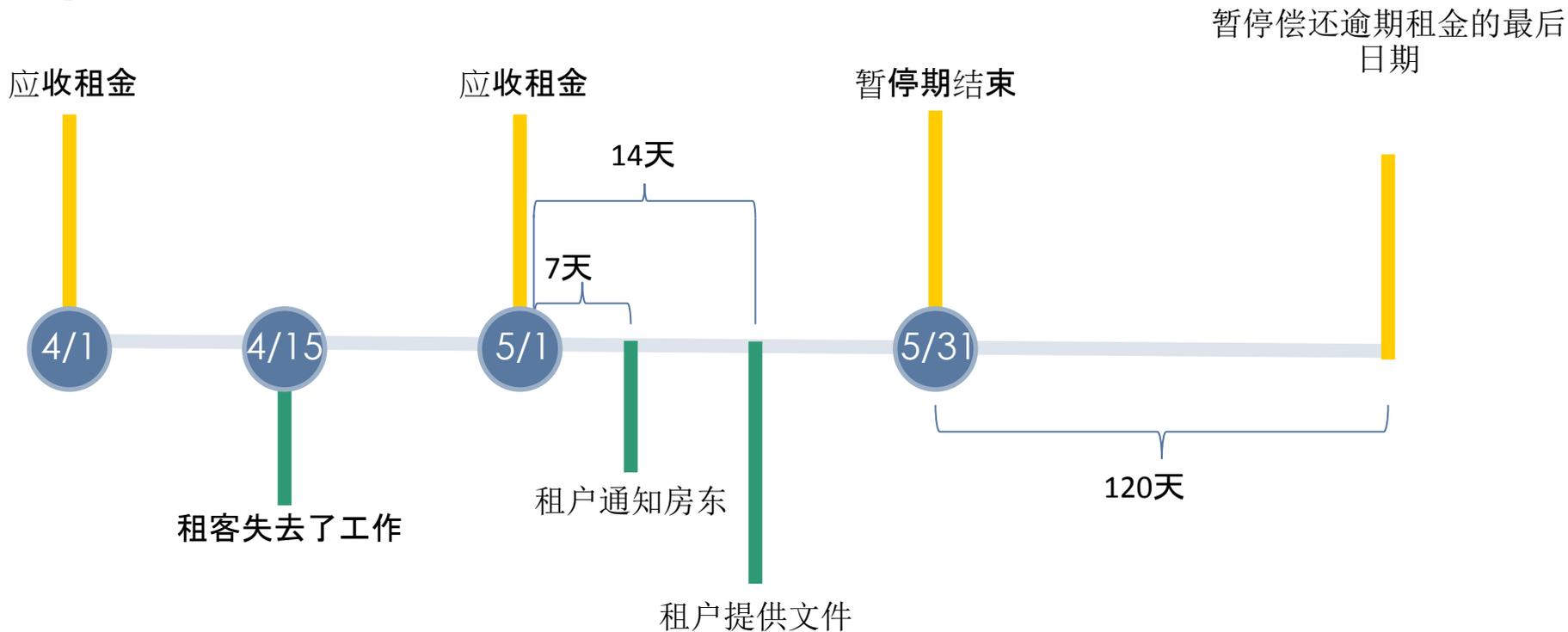
# 调解服务

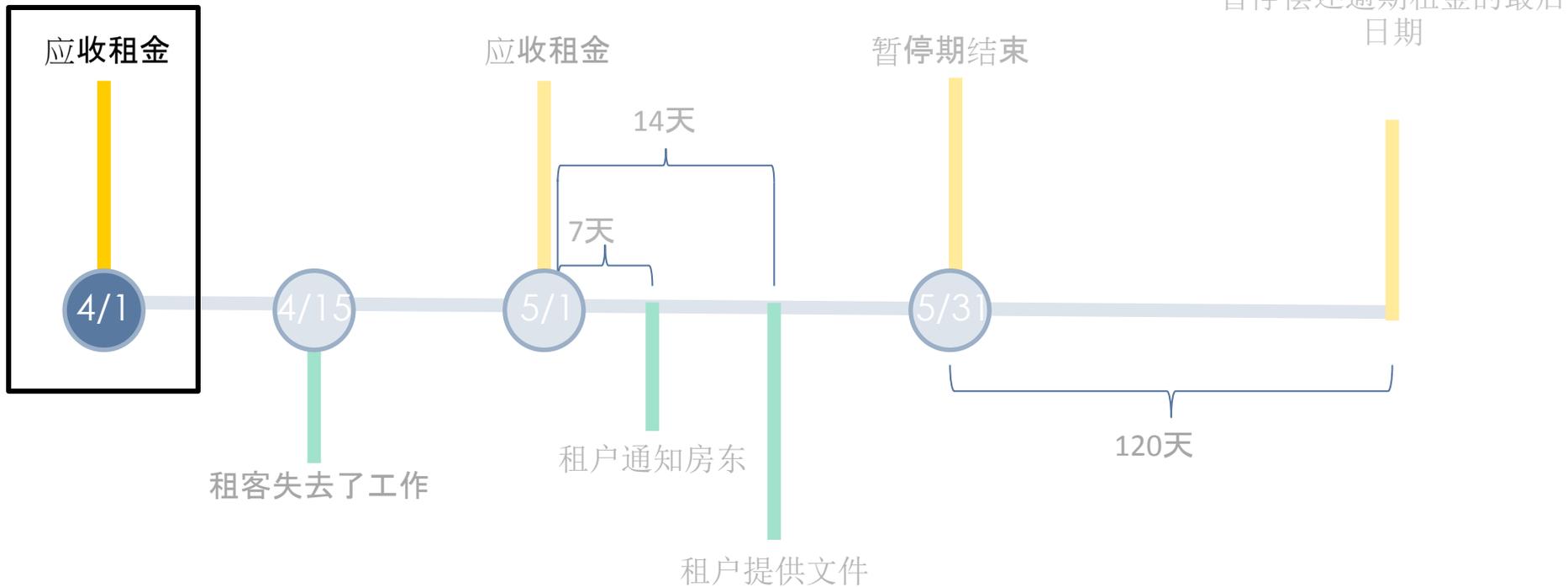
我们强烈建议业主和租户联系  
山景城调解方案,

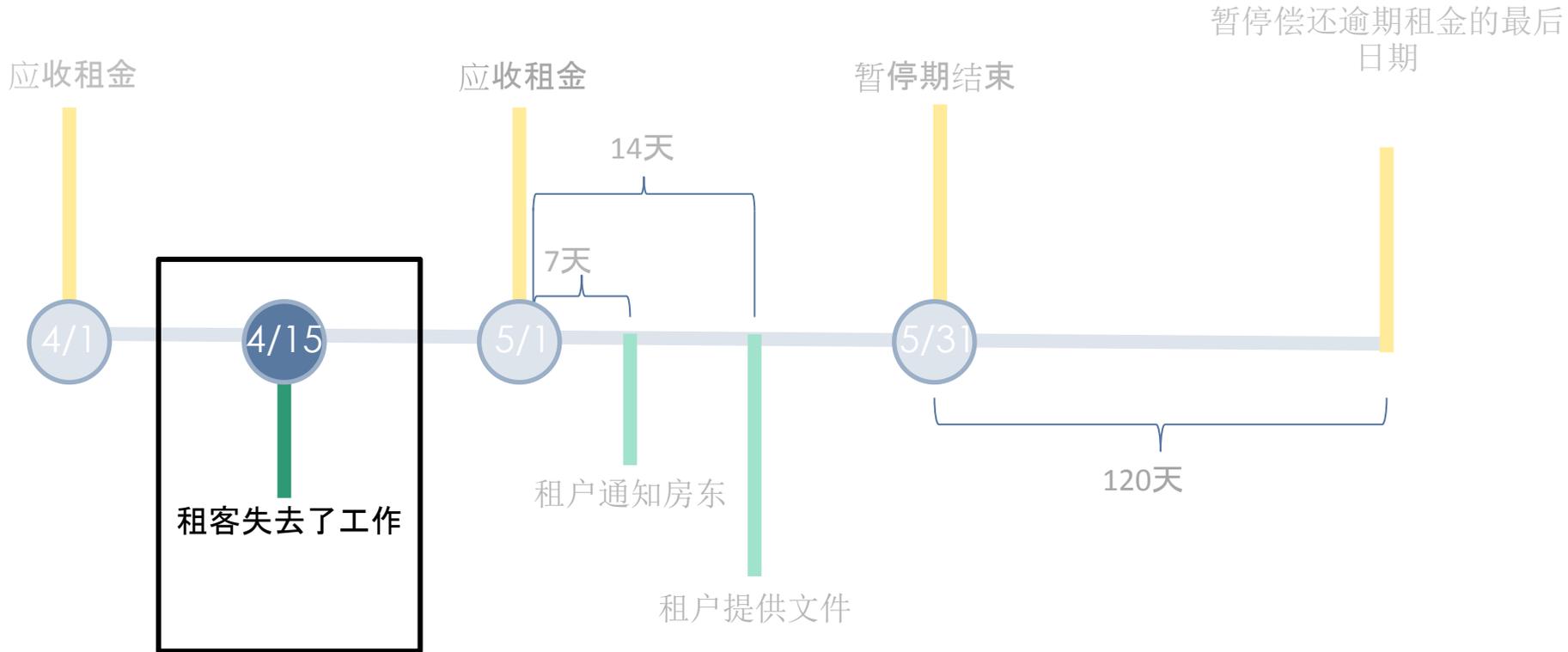
**CSFRA@housing.org, or (650) 282-2514**

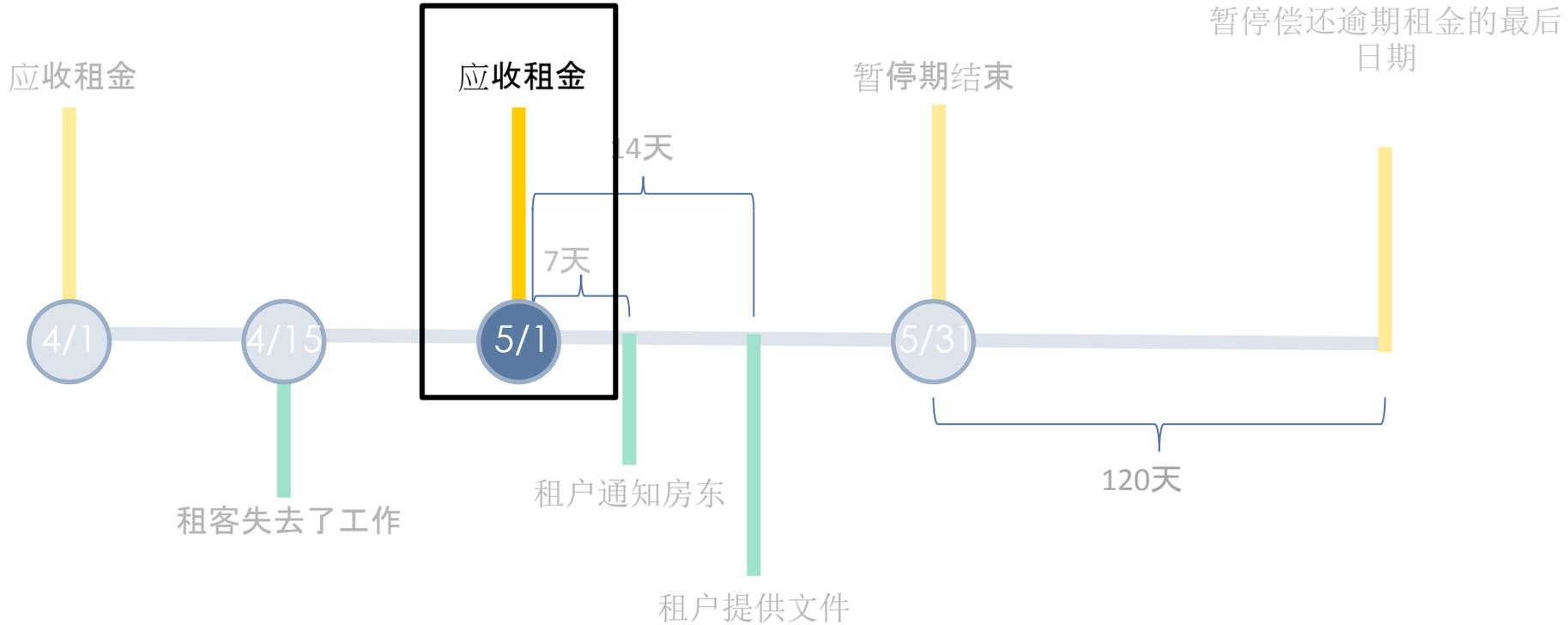
协商还款计划。

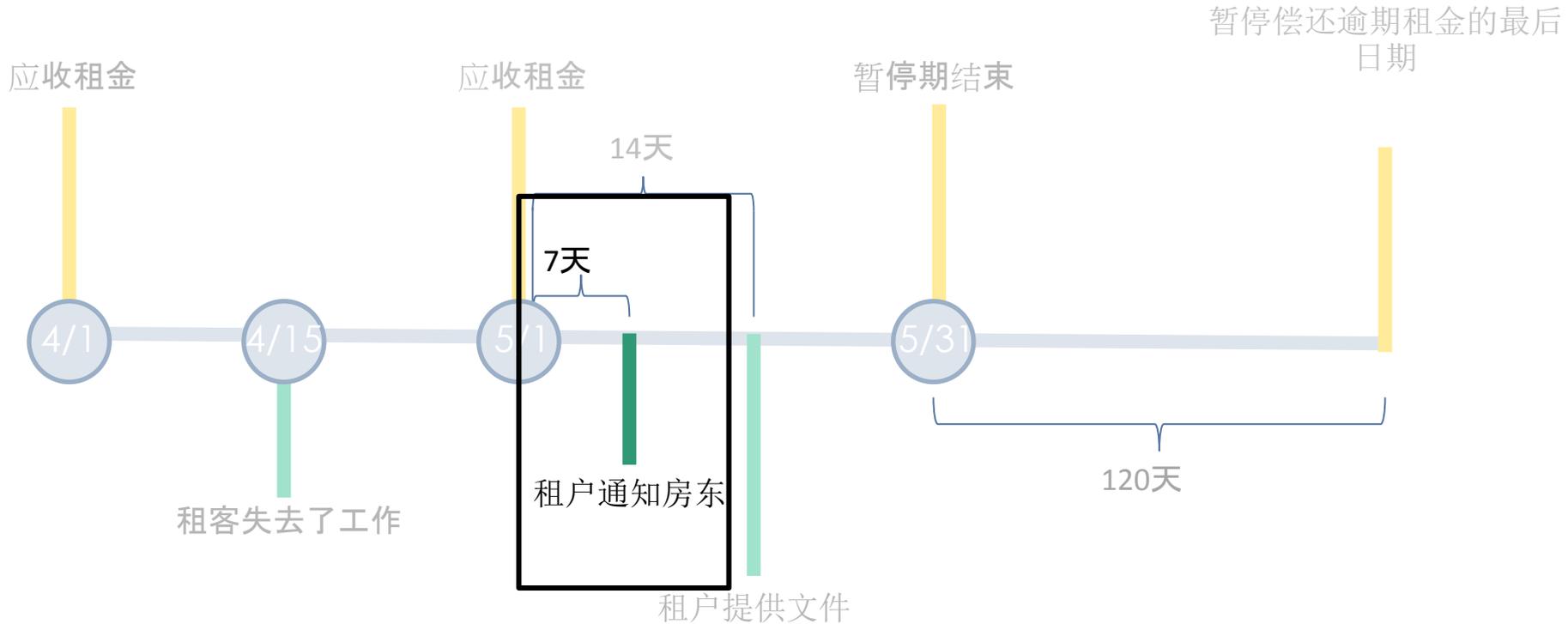
# 例子...

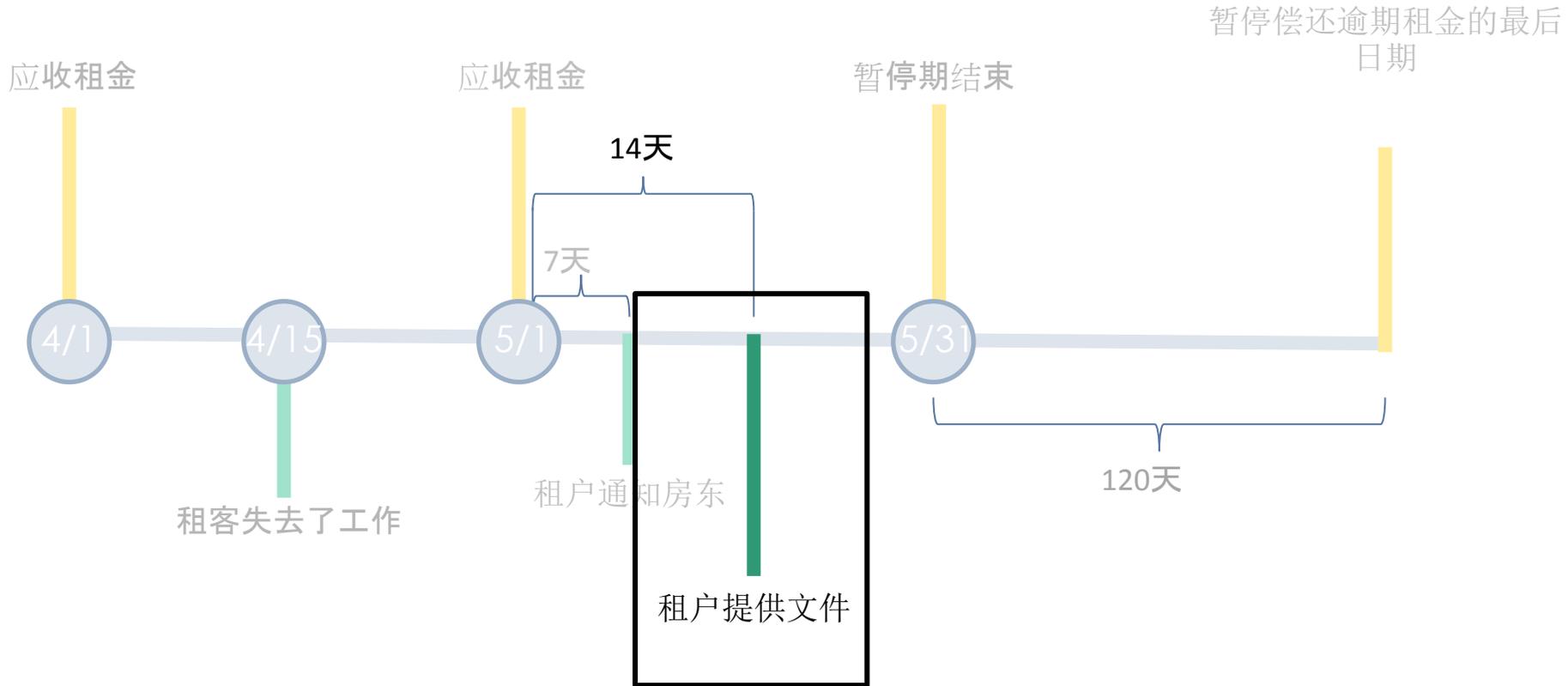


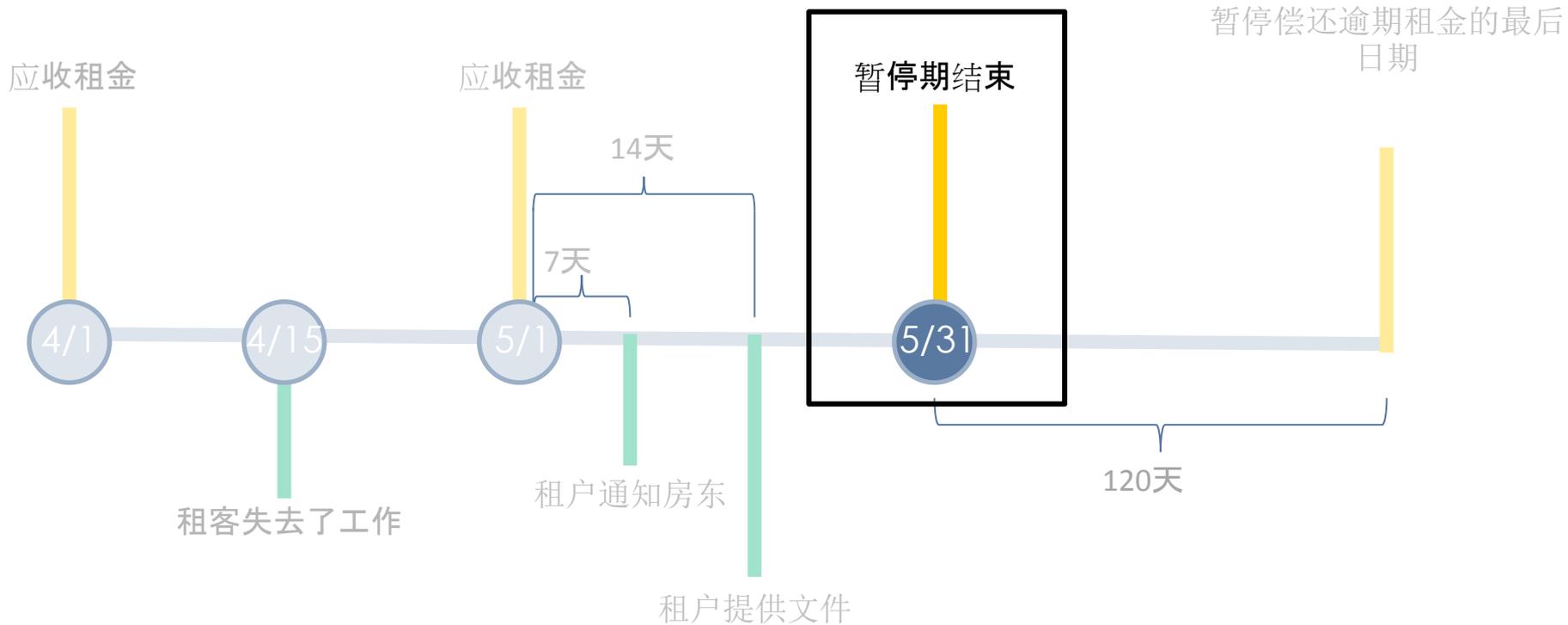


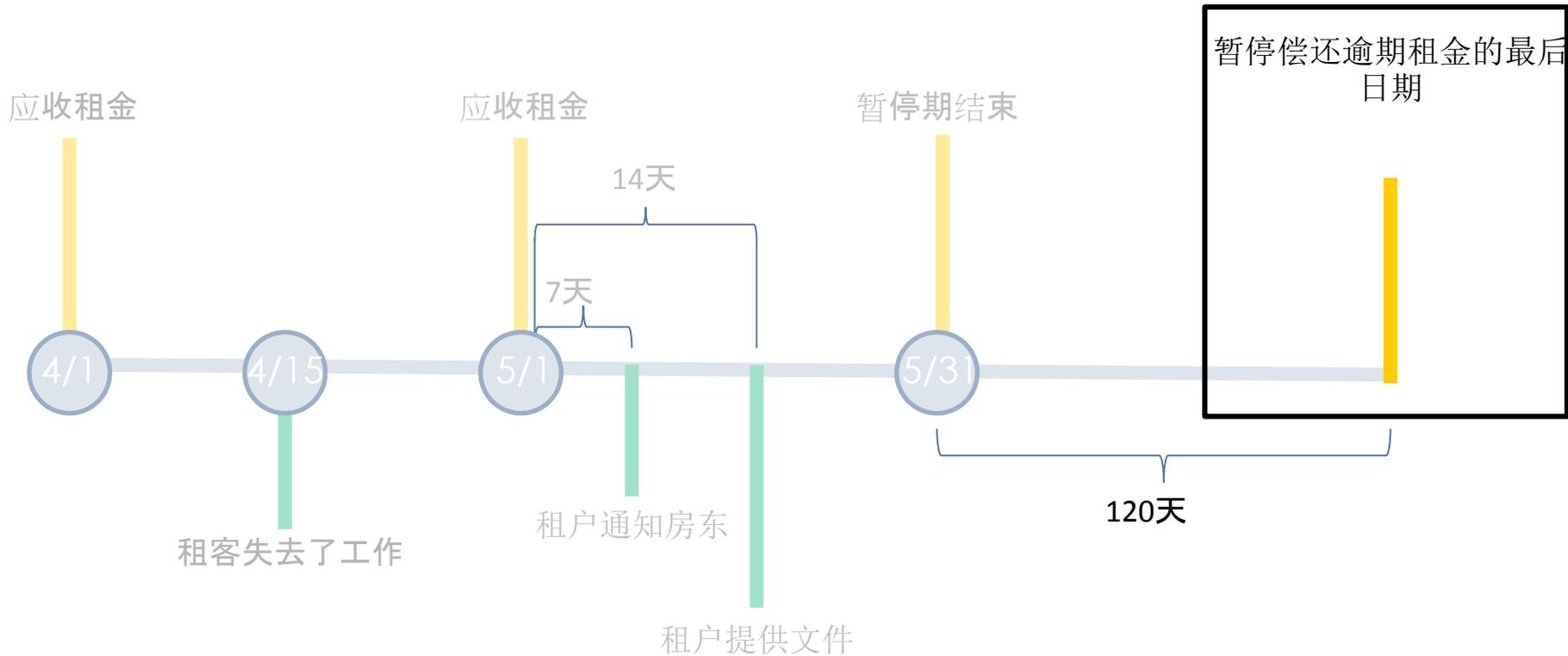












# 暂停驱逐令

## 山景城

- 2020年3月27日至2020年5月31日

## 圣克拉拉县

- 2020年3月24日至2020年5月31日

## 国家行政命令

- 2020年3月27日至2020年5月31日

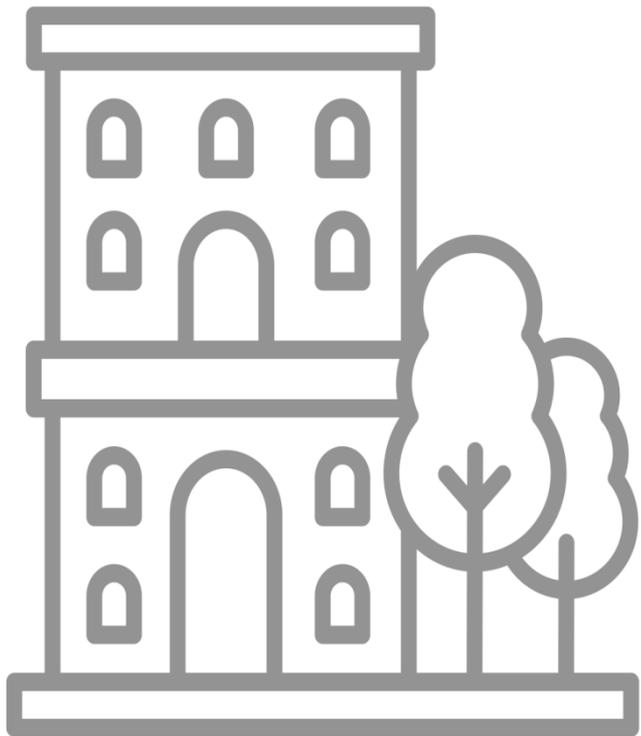
## 联邦命令

- 2020年3月27日至2020年7月25日

# 山景城的人应该使用...

	山景城	圣克拉拉县	国家行政命令	联邦命令
因不支付租金而受到COVID-19影响的住户	X			
受COVID-19无过错搬迁影响的住户		X		
受COVID-19影响的商户因不支付租金和无过错驱逐而受到COVID-19的影响		X		
非法扣押: 延长租户答复的时限(60天)			X	
非法拘禁法院诉讼: 在国家紧急状态宣布结束后90天内暂停审理			X	
不支付租金: 接受(住房和发展部)、(美国农业部)和财政部的联邦援助的出租房, 以及由房利美和房地美担保的抵押贷款				X

# 资源...



- **网站建设**  
[www.mountainview.gov/evictionrelief](http://www.mountainview.gov/evictionrelief)
- **电子邮件**  
[CSFRA@housing.org](mailto:CSFRA@housing.org)
- **电话**  
(650) 282-2514
- **山区调解方案**  
[mediate4mv@housing.org](mailto:mediate4mv@housing.org)
- **为租户提供的援助/资源**
- **为房东提供的资源**
- **法律资源**

# 网站建设

更多信息可以在以下网站找到

[www.mountainview.gov/evictionrelief](http://www.mountainview.gov/evictionrelief)

- 暂停驱逐令概述
- 情况介绍
- 紧急条例和决议
- 租户通知房东的表格

# 情况介绍



## COVID-19 Pandemic Eviction Relief Fact Sheet

In response to the Covid-19 Pandemic, the Mountain View City Council enacted a temporary eviction moratorium suspending residential evictions for non-payment of rent due to related financial impacts. The ordinance is effective March 27, 2020 through May 31, 2020 and is subject to extension as approved by the City Council. The eviction moratorium is applicable for all residential rental units in Mountain View including single-family homes, condos/townhomes, duplexes, apartments, mobile homes and mobile home spaces and other types of residential rental units.

For more information regarding the temporary eviction moratorium, visit [mountainview.gov/evictionrelief](http://mountainview.gov/evictionrelief), call the Mountain View Rental Housing Helpline at (660) 292-2514 or email [cszra@housing.org](mailto:cszra@housing.org).

### Landlords of tenants impacted by the COVID-19 Pandemic are:



- Prevented from evicting residential tenants who are unable to pay rent due to COVID-19
  - COVID-19 impact notices can be used as an affirmative defense by impacted tenants in Unlawful Detainer Court
  - Landlords who violate the ordinance are subject to code enforcement action, administrative penalties and fines pursuant to the City Code
- Prohibited from charging late fees for past due rent related to the moratorium

### Tenants impacted by the COVID-19 Pandemic must:

#### Step 1: Determine Eligibility

In order to qualify, a tenant must experience a significant decrease in income due to impacts related to the pandemic, such as:



- Job loss or layoff
- Business, store or restaurant closure
- Reduction in hours worked
- Substantial decrease in business hours or demand
- Need to care for homebound children or sick family members
- Federal, state or local actions that prevent a tenant from working
- Have substantial out-of-pocket medical expenses due to the pandemic

#### Step 2: Notify landlord of financial impact and provide documentation



- Tenants must notify their landlord in writing (via text, email and/or letter) **within 7 days after rent is due**
- Tenants must provide documentation to their landlord **within 14 days after rent is due**, like:
  - Letter(s) from employer
  - Pay check stubs before and after impact
  - Bank statements before and after impact
  - Letter(s) or notification(s) from school(s)

#### Step 3: After the moratorium ends, pay back the past due rent



- Tenants have 120 days after the moratorium ends to pay back the past due rent
- Landlords and tenants are strongly encouraged to contact the Mountain View Mediation Program to negotiate repayment plans.
  - [mountainview.gov/mediationprogram](http://mountainview.gov/mediationprogram)

# 山地景区冥想计划



- 免费的!
- 调解讨论
- 机密性
- 高成功率

Mountainview.gov/mediation  
Mediate4MV@housing.org  
(650)960-0495

# 对租户的额外援助

## 如何申请:

- 山景区租金减免计划:
  - 发送电子邮件至: [renthelp@CSACares.org](mailto:renthelp@CSACares.org)
- 圣克拉拉县的租金援助:
  - 加入兴趣列表: [sacredheartcs.org/covid19](http://sacredheartcs.org/covid19)
  - 电话: 408-780-9134

**前言:**社区租赁援助项目的需求量很大。

# 水电费援助计划

提供受COVID-19影响有困难的居民一次性\$50 抵扣额用于支付水电费

- 适用于水，下水道，垃圾和回收服务
- 合资格收入最高不超过地区中位收入（AMI）的80%
- 在宣布紧急状态期间：
  - 水电服务不会由于不支付账单而掐断
  - 免收滞纳金罚款和利息
- 电子邮箱: [revenuestaff@mountainview.gov](mailto:revenuestaff@mountainview.gov) 或电话至(650)903-6317

# 对房东的援助

## 山景城小房东援助计划

- 经济上受COVID-19影响的房东如果由于大流行病而收到的租金收入减少，可以申请贷款
- 贷款：
  - 最高可到总数为每月\$5,000（每个受影响单元最高\$1,000）
  - 逐月援助(最多两个月，可用资金待定)
  - 0利息
  - [mainstreetlaunch.org](http://mainstreetlaunch.org)
  - (650) 903-6122 或 [patricia.black@mountainview.gov](mailto:patricia.black@mountainview.gov), 或访问 [MountainView.gov/SBRP](http://MountainView.gov/SBRP).

# 为房东提供的资源

- **圣克拉拉县 - 财产税:** 分期付款方案和多次分期付款的部分付款方案。免除罚金、费用或其他变更。
- **摩根大通、富国银行、花旗集团、美国银行和200家州特许银行和信用社:** 将在有限的时间内免除加州居民的按揭付款。60天暂停抵押品赎回权。
- **回报保护计划:** 由美国小企业管理局管理, 向雇员人数少于500人的企业提供贷款。
- **所得税:** 提交和缴纳联邦和加州所得税的截止日期延长至2020年7月15日。

# 法律资源



东帕洛阿尔托的社区法律服务

(650) 391-0354 | clespa.org



Legal Advice Line

湾区法律援助

(408) 850-7066 | baylegal.org/get-help



圣克拉拉县律师协会律师推荐服务部

(408) 971-6822 | www.sccba.com



硅谷法律基金会

(408) 280-2424 | lawfoundation.org



高等法院自助中心

(408) 882-2926

scscourt.org/self\_help/civil/ud/ud\_resources.shtml

# 山景城

## 临时拆迁救济

2020年3月27日生效



# 暂停驱逐令

	山景城	圣克拉拉县	国家行政命令	联邦命令
地理学	全市性的	县内所有法人和非法 人地区	全州性的	全国范围内
期限和到期日	2020年3月27日至 2020年5月31日	2020年3月24日至 2020年5月31日	2020年3月27日至 2020年5月31日	2020年3月27日至2020年7 月25日
覆盖单位	所有住宅租金	Residential and Commercial rentals	所有住宅租金	从 (HUD), (USDA) 和财 政部获得联邦援助的住宅租 金, 以及由房利美和房地美 担保的抵押贷款
驱逐保护的类型	由于COVID-19而不支 付租金的情况	由于COVID-19而不 支付租金和无过错驱 逐的情况	由于COVID-19而 不支付租金的情况	由于COVID-19而不支付租 金的情况

# 暂停驱逐令

	山景城	圣克拉拉县	国家行政命令
<b>租户的通知</b>	租金到期后7天内通知房东	没有具体情况，请告知房东	租金到期后7天内通知房东
<b>租金偿还期</b>	暂停期间和暂停后120天内免收滞纳金	暂停期间和暂停后120天内免收滞纳金	不适用
<b>逾期费用</b>	暂停期间和暂停后120天内免收滞纳金	暂停期间和暂停后120天内免收滞纳金	不适用
<b>非法拘禁</b>	未处理	未处理	延长5至60天，让承租人在5至60天内对UD的答复
<b>非法拘禁法庭诉讼</b>	未处理	未处理	国家紧急状态宣布结束后90天内暂停使用